



**SEATTLE CITY COUNCIL  
COMMITTEE on the BUILT ENVIRONMENT  
Wednesday, January 26, 2011  
9:00 a.m.**

**\*\*\*SPECIAL MEETING\*\*\***

**\*\*\* PLEASE NOTE SPECIAL START TIME \*\*\***

Members: Sally J. Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Tom Rasmussen, Alternate

Staff: David Yeaworth, Legislative Aide  
LaTonya Brown, Legislative Aide  
Dan Nolte, Legislative Aide

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Committee Chair Telephone: 206-684-8802  
Council Meeting Listen Line: 206-684-8566

Unless otherwise noted, all meetings are held in Council Chambers on the  
2nd floor of the City Hall, 600 Fourth Avenue, Seattle, Washington  
**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

1. **Chair's Report**  
(5 minutes)
2. **Public Comment**  
(10 minutes)

**(OVER)**



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



3. C.B. [117073](#) **South Downtown Neighborhoods—Changes in Buildings Heights, Open Space, Streets and Housing—** Discussion of within-block corridors and building heights in Pioneer Square.

Relating to land use and zoning, modifying locational criteria for various downtown zones and industrial zones; creating new zone classifications; modifying use provisions and development standards; enacting and amending affordable housing incentive programs; enacting and amending provisions for height and density bonuses and transfer of development capacity; amending Seattle Municipal Code Sections 23.34.108, 23.34.110, 23.34.114, 23.34.116, 23.41.004, 23.47A.005, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.015, 23.49.019, 23.49.020, 23.49.022, 23.49.044, 23.49.045, 23.49.046, 23.49.056, 23.49.058, 23.49.146, 23.49.148, 23.49.156, 23.49.158, 23.49.162, 23.49.164, 23.49.166, 23.49.178, 23.49.181, 23.49.198, 23.49.200, 23.49.208, 23.49.223, 23.49.226, 23.49.236, 23.49.242, 23.50.012, 23.50.016, 23.50.020, 23.50.026, 23.50.027, 23.50.028, 23.50.038, 23.50.051, 23.50.053, 23.53.006, 23.53.020, 23.58A.002, 23.58A.004, 23.58A.008, 23.58A.012, 23.58A.016, 23.58A.018, 23.66.018, 23.66.100, 23.66.150, 23.66.160, 23.66.302, 23.66.306, 23.66.308, 23.66.310, 23.66.318, 23.66.322, 23.66.324, 23.66.326, 23.66.328, 23.66.332, 23.66.334, 23.66.336, 23.66.338, 23.66.342, 23.74.010, 23.84A.002, 23.84A.006, 23.84A.036, 23.84A.038, 23.90.018, 23.90.020; enacting new Sections 22.900G.015, 23.49.023, 23.49.031, 23.49.059, 23.49.060, 23.49.143, 23.49.163, 23.49.165, 23.49.210, 23.49.212, 23.49.220, 23.49.250, 23.50.033, 23.50.039, 23.50.055, 23.58A.020, 23.58A.022, 23.58A.023, 23.58A.024, 23.66.032; repealing maps for Chapter 23.49 and enacting new maps to replace them; repealing sections 23.49.244, 23.49.246, 23.49.248 and 23.66.330; and amending the Official Land Use Map, Chapter 23.32, at pages 115, 116, and 117 to rezone areas within the South Downtown planning area and to expand the International Special Review District.  
BRIEFING AND DISCUSSION (30 minutes)

*Presenters: Susan McLain and Dennis Meier, Department of Planning and Development; Martha Lester and Rebecca Herzfeld, Council Central Staff*

*Supporting Documents:*

- [South Downtown - 1-26-11 CB Excerpt on Corridor](#)
- [South Downtown -1-26-11 Within-Block Corridors.](#)

**(CONTINUE ON NEXT PAGE)**

4. **South Lake Union Urban Design Framework**—A presentation of the work done to date regarding future land use policy in the South Lake Union neighborhood.  
BRIEFING AND DISCUSSION (40 minutes)
- Presenters: Marshall Foster, Jim Holmes and Dave LeClergue, Department of Planning and Development; John Pehrson, Lake Union Opportunity Alliance; Dan Flotz, South Lake Union Community Council; Ketil Freeman, Council Central Staff*
- Supporting Documents:*
- [Urban Design Framework Memo](#)
  - [Final Urban Design Framework Presentation](#)
5. C.B. [117047](#) **Station Area Parking**—Relating to land use and zoning, allowing principal use parking as an interim use on eligible lots in all zones within the Station Area Overlay District in Southeast Seattle, except within the boundaries of the North Beacon Hill station area, and on lots occupied or owned by institutions within one quarter mile of a light rail station, where principal use parking is not otherwise permitted, providing for waiver of development standards, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code.  
BRIEFING AND DISCUSSION (15 minutes)
- Presenters: Bill Mills, Department of Planning and Development; Ketil Freeman, Council Central Staff*
6. C.B. [117046](#) **Interim Uses for Underused Lots**—Relating to land use and zoning, amending Sections 23.42.040, 23.76.004, 23.76.006, and 23.76.032 of the Seattle Municipal Code, and adding new Sections 23.40.050 and 23.42.038 to establish a pilot program to revitalize vacant and underused lots in zones including Downtown, Seattle Mixed, Highrise, Industrial, and Commercial Zones, except landmark and special review districts; and providing for waiver of development standards.  
BRIEFING AND DISCUSSION (15 minutes)
- Presenters: Bill Mills, Department of Planning and Development; Ketil Freeman, Council Central Staff*
- Supporting Documents:*
- [Interim Uses Memo](#)
  - [Interim Uses – VULPP and Temp Parking](#)
7. C.B. [117048](#) **Junk Storage**—Relating to habitable and vacant buildings; amending Sections 22.206.040, 22.206.090, 22.206.130, 22.206.160, 22.206.200, and 23.91.002 of the Seattle Municipal Code to update habitable and vacant building regulations and related enforcement provisions.  
BRIEFING AND DISCUSSION (15 minutes)
- Presenters: Diane Davis and Karen White of the Department of Planning and Development; Michael Jenkins, Council Central Staff*